

Property Client Full

14 Glen Avenue, Parry Sound, Ontario P2A 2B8

Listing

[14 Glen Ave Parry Sound](#)

Active / Residential Freehold / Detached

MLS®#: X12819532

List Price: **\$399,900**

Price Decrease



Parry Sound/Parry Sound/Parry Sound

Tax Amt/Yr: **\$3,956.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **56**
Legal Desc: **LT 4 NE/S GLEN AV PL 130 DISTRICT OF PARRY SOUND**

Style: **1 1/2 Storey** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 2(1+1)**
Link: **No** SF Range: **1500-2000**
Stores: **1.5** SF Source: **Plans**
Lot Irreg: **Lot Acres:**
Lot Front: **66.00** Fronting On: **E**
Lot Depth: **0.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1**
Dir/Cross St: **Victoria Ave & Glen Ave**

PIN #:	521070081	ARN #:	493201000212200	Contact After Exp:	No
Holdover:	0			Survey Year/Type:	None
Possession:	TBA	Possession Date:			

Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, Sewers,
Fam Rm:	Yes	Garage:	Yes		Cable Available,
Basement:	Yes/Partial Basement,	Gar/Gar Spcs:	Attached Garage/1.0		Telephone Available
	Unfinished, Exposed Rock	Drive Pk Spcs:	4.00	Water:	Municipal
Fireplace/Stv:	Yes	Tot Pk Spcs:	5.00	Water Supply Type:	
Fireplace Feat:	Natural Gas	Pool:	None	Water Meter:	
Interior Feat:	Central Vacuum, On	Room Size:		Waterfront Feat:	
	Demand Water Heater,	Rural Services:		Waterfront Struc:	
	Water Heater Owned,	Security Feat:		Well Capacity:	
	Water Meter			Well Depth:	
Parking Feat:	Private Double, Private			Sewers:	Sewer
Heat:	Forced Air			Special Desig:	Unknown
Heat Source:	Gas			Farm Features:	
A/C:	/None			Winterized:	
Central Vac:	Yes				
Laundry Lev:	Main				
Property Feat:	Arts Centre, Beach, Cul De				
	Sac, Golf, Hospital, Library				
Exterior Feat:	Deck, Porch, Year Round				
	Living				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Topography:	Dry, Sloping				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struc:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	In Addition To
View:		Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to 14 Glen Ave. This family home with maintenance free siding, newer windows and front porch is just part of it's charm. This home is situated on a mature cul-de-sac, conveniently close to all amenities. This home offers a functional layout with large sun filled rooms and natural hardwood floors. The main floor boasts a maple kitchen , formal dining room, living room and an oversized family room with natural gas fireplace and sliding doors that lead out to a large back deck, creating a bright and inviting space for everyday living and entertaining. For convenience, located on the main floor is also a renovated 2 piece bathroom and laundry facilities. Upstairs you will find four generous bedrooms with large closets and a renovated four piece bathroom. This lovely family home has 2 driveways for over parking and a single attached garage. The unfinished basement offers additional storage space. And for all your gardening equipment there is a large shed in the backyard! If you are looking for a family home in the heart of Parry Sound, close to schools, parks, shopping this home delivers comfort and great value in a well-established community.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **04/22/2026**

Rooms

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Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

Foyer	Main	2.3 M X 3.9 M	7.54 Ft x 12.79 Ft	
Kitchen	Main	2.5 M X 4.9 M	8.20 Ft x 16.07 Ft	
Dining Room	Main	3.2 M X 4.6 M	10.49 Ft x 15.09 Ft	
Office	Main	3.4 M X 4.2 M	11.15 Ft x 13.77 Ft	
Powder Room	Main	1.1 M X 1.6 M	3.60 Ft x 5.24 Ft	2 Pc Bath
Living Room	Main	5.2 M X 4.6 M	17.06 Ft x 15.09 Ft	
Bedroom	Second	2.4 M X 3.4 M	7.87 Ft x 11.15 Ft	
Bedroom	Second	2.4 M X 3.2 M	7.87 Ft x 10.49 Ft	
Bedroom	Second	2.4 M X 3.6 M	7.87 Ft x 11.81 Ft	
Primary Bedroom	Second	3.3 M X 3.6 M	10.82 Ft x 11.81 Ft	
Other	Basement	5.2 M X 5.5 M	17.06 Ft x 18.04 Ft	
Bathroom	Ground			2
Bathroom	Second			4

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